182.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	674,400 / 674,400
					USE VALUE:	674,400 / 674,400
					ASSESSED:	674,400 / 674,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		INDIAN HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHYTE ALLYSON
Owner 2:	
Owner 3:	
Street 1:	8 WATSON RD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,974 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1260 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6974.000	233,900		440,500	674,400
Total Card	0.160	233,900		440,500	674,400
Total Parcel	0.160	233,900		440,500	674,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 535.24 | /Parcel: 535.2

Legal Description

User Acct 123182

GIS Ref

GIS Ref

Insp Date 05/15/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 182.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	233,900	0	6,974.	440,500	674,400	674,400	Year End Roll	12/18/2019
2019	101	FV	203,400	0	6,974.	440,500	643,900	643,900	Year End Roll	1/3/2019
2018	101	FV	203,400	0	6,974.	371,200	574,600	574,600	Year End Roll	12/20/2017
2017	101	FV	203,400	0	6,974.	339,800	543,200	543,200	Year End Roll	1/3/2017
2016	101	FV	203,400	0	6,974.	289,400	492,800	492,800	Year End	1/4/2016
2015	101	FV	190,800	0	6,974.	251,700	442,500	442,500	Year End Roll	12/11/2014
2014	101	FV	190,800	0	6,974.	232,800	423,600	423,600	Year End Roll	12/16/2013
2013	101	FV	190,800	0	6,974.	221,500	412,300	412,300		12/13/2012

!14248!

PRINT

Date	Time
12/11/20	04:06:55

LAST REV

Date	Time
06/19/18	12:48:50

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14248

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
D`ERRICO MICHAE	27390-277		6/16/1997		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	123182
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/1993	382	Manual	7,150					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	MEAS&NOTICE	BS	Barbara S
10/15/2008	Meas/Inspect	197	PATRIOT
11/3/2000	Inspected	264	PATRIOT
12/29/1999	Meas/Inspect	163	PATRIOT
7/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6974		Sq. Ft.	Site		0	70.	0.90	7									440,456						440,500	

Total AC/HA: 0.16010 | Total SF/SM: 6974 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 440,456 | Spl Credit | Total: 440,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	287355
Depreciation:	53448
Depreciated Total:	233907

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

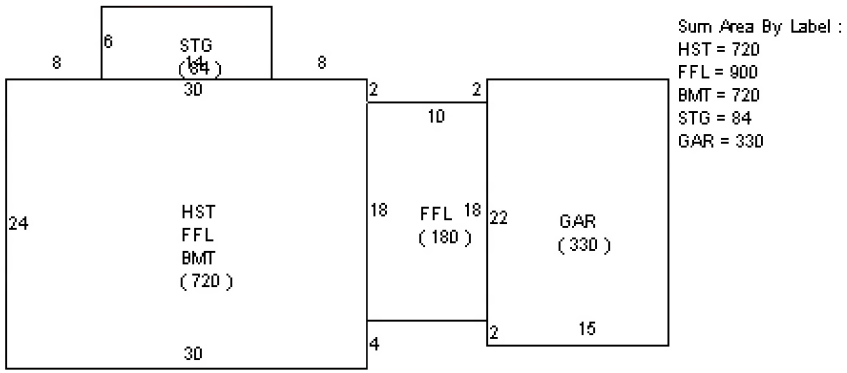
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	900	141.740	127,562
BMT	Basement	720	42.520	30,615
HST	Half Story	360	141.740	51,025
GAR	Garage	330	22.570	7,449
STG	Storage	84	8.380	704

Net Sketched Area:	2,394			Total:	217,355
Size Ad	1260	Gross Are	2754	FinArea	1260

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	97.70
Final Total:	233900	Val/Su SzAd	185.63

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	